



## **REDEVELOPMENT AGENCY AGENDA**

**MEETING OF: APRIL 16, 2003**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

### **MINUTES:**

CALLED TO ORDER BY CHAIR GOODMAN AT 11:35 A.M.

**PRESENT:** CHAIR GOODMAN, and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(11:35)

**2-2361**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: APRIL 16, 2003**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 5, 2003

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS**

**MINUTES:**

There was no discussion.

(11:35)

**2-2371**

**AGENDA SUMMARY PAGE****REDEVELOPMENT AGENCY MEETING OF: APRIL 16, 2003**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: LESA CODER****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE L'OCTAINE URBAN APARTMENTS (APN #139-34-401-002) (\$50,000 GAIN) - WARD 5 (WEEKLY)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b> Gain of \$50,000
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

On May 16, 2001, the City of Las Vegas Redevelopment Agency entered into a DDA with L'Octaine Limited Partnership for the sale and development of the parcel located at the southeast corner of Las Vegas Boulevard and Gass Avenue. The developer, L'Octaine Limited Partnership, has requested an amendment to the DDA to allow certain changes to the management structure of the L'Octaine Limited Partnership and allow an extension of the close of escrow to September 15, 2003.

**RECOMMENDATION:**

Given the number of previously granted extensions, staff cannot support this request. However, the applicant has requested significant changes to the organizational structure and will place an additional \$50,000 deposit with the City which may warrant granting the additional time.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Amendment to the DDA
3. Request Letter and Disclosure of Principals
4. Locator Map

**MOTION:**

**WEEKLY – APPROVED the extension to 9/15/2003 – UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, said that staff could not support another extension.

WILL NEWBURN, Tom Hom Group, explained that they need the extension because of the challenges they have faced with the state of the economy.

REDEVELOPMENT AGENCY MEETING OF APRIL 16, 2003

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE L'OCTAINE URBAN APARTMENTS (APN #139-34-401-002) (\$50,000 GAIN)

**MINUTES – Continued:**

Changes have been made to the partnership and he is ready to move forward with the project, with an agreement to put forth an additional \$50,000 non-refundable deposit to show good faith. MAYOR GOODMAN confirmed with MR. NEWBURN that if this requested extension is approved and not met, the initial \$50,000 plus the additional \$50,000 will be forfeited.

MAYOR GOODMAN then added that he is very excited about the project and is eagerly awaiting its completion.

COUNCILMAN WEEKLY wished MR. NEWBURN success in this endeavor.

There was no further discussion.

(11:35 – 11:39)

**2-2384**



**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: APRIL 16, 2003**

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

BEATRICE TURNER, West Las Vegas resident, expressed appreciation to Code Enforcement for citing her mother. She then urged the Council to attract development to the corner of Owens and H Street. She is tired of seeing the sign announcing a forthcoming building, but nothing has been built. She also urged the Council to assist the people that are at risk of losing their homes within the Bonanza Village neighborhood because they cannot afford the Special Improvement District (SID) for the block wall.

TODD FARLOW, 240 N. 19<sup>Th</sup> Street, questioned the status of the apartment complex that was supposed to be developed on South Third Street. MAYOR GOODMAN explained that the project is the one discussed in Item 2 of this Agenda. A world-class architect designed the project.

TANYA ROLLAND, former resident leader at the Housing Authority, complained about being evicted by the Housing Authority because they alleged that her son is a nuisance and danger to the residents. However, she obtained a statement from Police Records stating that none of the incidents alleged by the Housing Authority are valid. Her son has been arrested for petty larceny, but there are residents at the Housing Authority that have done home invasions and cut up people that have not been evicted. There are security personnel that work at the Housing Authority that abuse the residents. The television that was given by COUNCILMAN WEEKLY for the community center was stolen because it was left open. Everything was taken out and nobody made a police report. MAYOR GOODMAN advised her to speak with COUNCILMAN McDONALD. MS. ROLLAND insisted that she was evicted because she speaks up. MAYOR GOODMAN asked MS. ROLLAND to meet with COUNCILMAN McDONALD after the meeting.

TOM McGOWAN, Las Vegas resident, suggested doing away with the Communications Department and redirecting the funds for sustaining the police department so that the Council can assist in the eradication of crime once and for all instead of just talking about it.



REDEVELOPMENT AGENCY MEETING OF APRIL 16, 2003  
Citizens Participation

**MINUTES – Continued:**

EVERETT ASMICK, 4649 Bumble Bee Circle, read and submitted his written comments regarding water conservation.

(11:39 – 11:53)

**2-2549**

**THE MEETING ADJOURNED AT 11:53 A.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
July 1, 2003

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Barbara Jo Ronemus, Secretary